



May 15, 2006

OFFERORS:

SUBJECT: Amendment No. 1 to Request for Proposal No. RAM-6-66507 for "Research Support Facilities"

The request for proposal under Item 6 – Qualitative merit criteria for Best Value Selection, paragraph B is hereby modified to delete “meeting the minimum standard of the Gold Level, with the goal of Platinum level” and replace it with “**meeting the minimum standard of the Platinum level,**” as defined in the US Green Buildings Council LEED™ rating system.

The request for proposal under Item 11 – Information regarding Bid, Performance, and Payment Bonds is hereby modified to delete “**Bid**” from both the title and the text of item 11 and replace the title to read “**Information regarding Performance and Payment Bonds**”.

The following lists questions submitted and answers to those questions to date:

1. With regard to the structure of the design/build team, should the contractor lead the team contractually, or should the architect?

Answer: The proposal should identify the team lead.

2. Is it acceptable if the architect is prime on the Base Phase and Option 1 (which are purely design) and the contractor serve as prime on Option 2 (which is design/build execution)?

Answer: The lead organization shall be responsible for the entire project.

3. Please explain what Price/Cost Proposal is required as part of the initial response to the RFP. Are you looking for a fee for the Base Phase only, or for Options 1 and 2 as well? Are you requiring the Cost Proposal, identified in page 10 of the Statement of Work, at this time?

Answer: The proposal form listed at the NREL web site in the solicitation. A price for the CDR & Design Vision will be the Basic award. A price for the preliminary design (either alternate A or alternate B) will be option 1. A price for the Design/Build (either alternate A or alternate B) will be Option 2. The proposal should consist of a total for CDR, preliminary design, and the Design/Build for each alternative. Please reference the sample subcontract and page 9 & 10 of the statement of work which provides for a further breakdown of prices to be provided as support for the Cost/Price proposal form.

4. Are the \$100,000-\$200,000 and \$260,000-\$360,000 fee ranges fixed or negotiable?

Answer: They are estimated ranges and considered negotiable.



5. What if our cost proposal exceeds the ranges stated for the Conceptual Design Report and General Design Vision and the Option for concept design for Alternative A and Alternative B?

Answer: As previously stated, the listed ranges are estimates only.

6. What subconsultants/disciplines do you want represented in our response to the RFP?

Answer: We would like to see all of your lower-tier subcontracts/disciplines listed.

7. Do we need to identify the cost estimator as part of our team for the response to the RFP?

Answer: No.

8. Are we to identify a value engineering professional as part of our proposed team for the response to the RFP, or will NREL select a consultant independently?

Answer: Yes.

9. In reference to the above two questions, would it be acceptable for the proposed contractor to provide the cost estimating and value engineering services?

Answer: Yes.

10. What duration do you expect for your formal reviews? Does work stop during these review periods? Also there is no bid period identified between task 3.1 and task 3.2/ Is this time assumed to be in the construction duration of 365 days?

Answer: No interruption in work processes are expected due to specified reviews.

11. Is there a required contingency for estimates that we should carry for each phase? Does NREL require a specific contingency value be included in the estimates for concepts, preliminary and final design?

Answer: There should be no contingency for the prices proposed.

12. Terms for liquidated damages refers to delay in completion of work: does this apply to design phases? Or just construction phase?

Answer: It applies to the construction.

13. Can we write a project-specific insurance policy to cover the liability limits stipulated and apply this to our fee?

Answer: All costs should be included in the prices proposed.

14. In the general requirements, "Building, Item 6" discusses the development of "concepts," and also the preparation of "schematic drawings." Can we assume that "conceptual drawings," rather than "schematic," was intended?

Answer: Yes.



15. Regarding the review identified for CDF of Options 1 and 2 referenced in the Statement of Work, is the assumption that those deliverables are to be substantially complete at the 60% review?

Answer: The reviews indicated – 60% and 90% - are the percent completion of tasks for the options at the time of the review.

16. To what extent will the subcontractor be required to support NREL in LEED documentation and submission to the USGBC?

Answer: The Offeror will work with NREL and will provide supporting documentation for 50-75% of the credit points to meet platinum requirement.

17. To confirm, is the LEED goal Platinum, with a minimum of Gold?

Answer: Platinum is the requirement.

18. Are the minority/female participation goals applicable to only the contractor/construction work performed?

Answer: They are applicable to the entire subcontract requirement.

19. In the RFP (Page 6, Item 9a) under the heading “Proposal preparation information,” there is a reference to a “principal investigator.” Could you please clarify?

Answer: The “principal investigator” should be interpreted as “Key Personnel” as listed in the sample subcontract - Article 9.

20. On Page 6, Item 9 of the RFP, you have stated the required organization of our technical proposal, including an outline of the specific content and page limitations. Is it your intention that, within the “Technical Approach” section of our response to the RFP (with a 5-10 page limit), in addition to the bulleted items, we literally address each line item of the “Qualitative Merit Criteria for Best Value Selection” (page 2, Item 6 of the RFP)? If that is the case, are you willing to consider increasing the number of maximum pages for this section?

Answer: Please view the page number limits as estimates only, no deduction for over the limit pages will be assessed in the review process.

21. Who will comprise the Selection Committee?

Answer: Qualified personnel with architectural and construction experience.

22. What are the anticipated dates for the interview?

Answer: No dates have been established.

23. Step 1 of the evaluation process (Page 5, Item 8) does not indicate a short list. Will all the teams with accepted proposals give oral presentations?

Answer: Yes.



24. With the interview limited to three individuals, what roles/disciplines do you want represented? Do you want representatives from both the contractor and the architect at the interview?
- Answer: The Offeror's choice.
25. Are 11x17 fold-out inserts (to legibly illustrate the schedule, for example), acceptable within the proposal?
- Answer: Yes.
26. If our team has a Colorado contractor, and an architect that has designed and delivered projects in this Colorado region, can we assume that the team doesn't require an additional local architect?
- Answer: Yes.
27. Request for Proposals—Section 14: Are the liquidated damages applicable to each task?
- Answer: See item 12.
28. Statement of Work—Security: Will there be requirements for blast protection or progressive collapse?
- Answer: Design is in accordance with the most recent version of IBC and other local codes.
29. Item 4: please define "50% complete." Is it 50% progress on construction schedule, or is it a desire for early occupancy of partial space?
- Answer: 50% construction completion.
30. Can we submit loaded rates in lieu of direct labor/fringe/overhead?
- Answer: We would like to see the base rates, fringes, and overhead.
31. For the subcontracting plan, please clarify bidding requirements for lower-tier subcontractors. Must we hard-bid all scopes, or can we identify key subcontracts for negotiation or inclusion as key team members?
- Answer: See item 3.
32. Please define which of the contract documents in the Appendices B-E will apply.
- Answer: Reference page 14 of the RFP.
33. Please clarify the depth of lower-tier subcontractors you wish identify. Scopes? Dollar amount?
- Answer: See item 6.
34. In evaluating relevant project experience, is there a preference for local projects, federal government projects, non-office LEED projects?
- Answer: Whatever the Offeror feels demonstrates their experience and capabilities.



35. Please clarify what elements will be owner furnished.

Answer: No owner furnished elements.

36. Will you consider an integrated approach to low-voltage building systems in division 17?

Answer: For bidding purposes no; may reconsider during design.

37. Will we be subject to a DOE audit to assess our overhead rates?

Answer: It is not anticipated.

38. In preparing a Price/Cost Proposal, should the offeror simply complete the Price Proposal Table (p. 10 of the SOW), filling in each Xed box? It is unclear how that Table relates to the Price/Cost Proposal Form that is on the NREL website. To support that Table, would each subconsultant (architect, contractor, engineer, etc.) fill out the aforementioned Price/Cost Proposal Form for each of the nine tasks? May they use their own forms if they are similar?

Answer: The Price/Cost Proposal form should be used for the Basic, Option 1, and Option 2 pricing with supporting or attached pages with breakdowns as listed in item 3 above (pages 9 & 10 of the SOW). The primary bidder should provide the pricing for the project and may use lower-tier subcontract pricing as support for the bids submitted. You may use your own forms if they are similar.

39. The RFP lists extensive qualitative merit criteria for Best Value Selection. Is that criteria applicable to the written proposal or to the interview phase of the selection process. The reason I ask, is that there seems to be a disconnect between the merit criteria on pp. 2-5 of the RFP and the proposal preparation information on pp. 6-8. Should each point of merit criteria be addressed in the written proposal and if so, which aspect of the proposal would you like it included in, given the page guidelines?

Answer: The written proposal will be evaluated based on the Qualitative merit criteria for Best Value Selection in item 6 of the RFP. Section 9 – Proposal preparation information provides a guideline/format for submitting a proposal.

40. In Section 9.d on Page 7, the RFP states that we should complete and submit a "Price/Cost Proposal" form as found on NREL's website. After reviewing this form, we feel that it is not conducive to responding with pricing of Tasks 1.1 through 1.9 for Options A and B as outlined on Page 10 of the Statement of Work. Is it acceptable to provide summary costs in a format similar to that of the matrix on Page 10 of the Statement of Work and then provide detail for each summary cost behind the matrix?

Answer: See item 3 and item 38 above.

41. Page 10, section 11 of the RFP calls for a Bid, Performance, and Payment bond to be submitted. I have been in contact with our bonding agent, Lockton Companies, and they have indicated that a Performance and Payment bond are not issued until the project is awarded. Are Performance and Payment bonds required as part of this submittal?

Answer: No, also see item 42 below.



42. Page 15 of the RFP refers to 'Attachment 4 - Information Regarding Performance and Payment Bonds and Certificate of Insurance Requirements'. We have reviewed the attachment and are unable to find a form for submittal of the Bid Bond. The RFP text in section 11 indicates that equivalent forms are acceptable. Would you prefer to provide us a Bid Bond form or should we submit our own standard form?

Answer: A bid bond is not required. Only payment and performance bonds and a certificate of insurance will be required upon award of a subcontract. All costs for such items are to be included in the prices proposed.

The due date for submittal of proposals remains unchanged at 05/22/06.

Sincerely,

Neil Wikstrom
Contract Administrator

